



ECONOMIC DEVELOPMENT, NEIGHBORHOODS, AND STRATEGIC PLANNING DEPARTMENT

M E M O R A N D U M

DATE: February 28, 2007

TO: Ray Giometti, Planning Commission Chair

FROM: Rebecca Lind, Senior Planner
Angie Mathias, Staff Contact

SUBJECT: **Briefing on Comprehensive Plan Amendment 2007-M-01 –
Park Avenue**

DESCRIPTION: This map amendment request involves a property on Park Avenue North in the 300-block that is currently designated Medium Density Residential in the Comprehensive Plan. This property is one of seven parcels on Park Avenue in the 300-block that are designated Residential. Other portions of the corridor, both to the north and south are already in commercial designations.

The owner of the property would like to convert the two-bedroom residence to a small professional office. This use could be accommodated with either the Commercial Corridor or the Commercial Neighborhood Comprehensive Plan designation. A rezone would require an amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial Corridor or Commercial Neighborhood. The owner of the property submitted a land use action request to amend the Comprehensive Plan and rezone the property.

The City staff is considering whether to expand this review to include an amendment and rezone for all seven parcels currently designated Residential Medium Density and implemented by R-10 zoning along this portion of Park Avenue. Additionally, City staff is considering the Comprehensive Plan designations of the entire corridor of Park Avenue North and its function as a link and corridor between downtown Renton and the Urban Center North area at the south end of Lake Washington.

ISSUE SUMMARY:

1. What is the City's vision for future use on Park Avenue North? Should it be commercial, residential, or mixed-use?
2. Should the Commercial Corridor or Commercial Neighborhood designation be expanded to the other residentially designated parcels in this block of Park Avenue?
3. If a commercial vision is desired, should this section of Park Avenue be designated Commercial Arterial?

4. Should the Commercial Corridor or Commercial Neighborhood designation be expanded to all residentially designated parcels on Park Avenue?

ANALYSIS: The subject property is a 5,000 square foot parcel with a single story, 880 square foot, two bedroom home built in 1941. The area is part of the Renton Farm Plat.

The land use in proximity to the subject property is varied. Within the same block there are multiple commercial uses (including a small grocery store and a tavern), homes that have been converted to office use, an apartment building, and single-family dwellings. The Satori school is located to the rear of the property.

The following are existing uses in the 300-block of Park Avenue North:

- 1) In the CA zone:
 - a. Dog and Pony Alehouse, a tavern and restaurant built in 1958 (at corner of North 4th and Park)
 - b. Single family residence, built in 1920 converted to office use
 - c. Happy Hounds Dog Grooming, converted residence built in 1935
 - d. Single family residence, built in 1923
 - e. NW Four Seasons Landscaping, residence converted to business, built in 1923
 - f. Single family residence, built in 1937
- 1) In the CN zone:
 - a. Single family dwelling built in 1940, owned by same owner as Bennett Apartments, rear of property used as parking for apartments
 - b. Bennett Apartments, built in 1965
 - c. Arnolds Market, built in 1965
- 1) In the R-10 zone:
 - a. Single family residence built in 1916
 - b. Duplex built in 1938
 - c. Vacant lot
 - d. Single family residence built in 1905
 - e. Vacant lot
 - f. Single family residence, built in 1919

Park Avenue North

Park Avenue North is in a street that historically was part of a residential neighborhood. Over time much of the land use along this street has evolved into commercial uses, including many homes that have been converted to commercial uses. The land uses to the north of this area and to the south have also experienced change. The downtown core of Renton has recently begun to regain its vitality with more dense residential developments and the transit center. The area to the north is evolving from an area that was largely used by the Boeing Company for airplane production to a center of retail and residential development, including the Landing.

In the Comprehensive Plan Transportation element the Renton Arterial Plan (2002 to 2022) map shows the entire length of Park Avenue as a Principal Arterial. The 2002-2022 improvements plan includes planned arterial widening from North 6th to Logan

Avenue North. Park Avenue is also planned to serve as a roadway for local transit routes on the Renton 2002-2022 Transit Plan – Conceptual map.

326 Park Avenue

Mr. Kunovsky's property, on the east side of Park Avenue North is approximately 5,000 square feet in size. Its development potential is somewhat limited due to its size and parking requirements for office or commercial use. The property has an existing single-family residence built in 1941. The condition of the house is stated as low-average.

Mr. Kunovsky, the proponent of this land use action request, has proposed converting the residence into a professional office. Surface parking to serve the office use would be located at the rear of the building. If the property were rezoned CN, a fifteen-foot (15') setback would be required along the property line of the subject parcel on the side where it abuts the Residential 10 zoned property to the north.

On two sides of Mr. Kunovsky's property the current land use is more intensive than single-family land use. To the south, the Market that is located there has a large parking lot and accommodates many users throughout their business hours. To the east, the Satori school is an alternative high school with approximately 150 students who attend school during regular school hours. The parking lot for the school is the portion of the school property that borders the subject property. To the north, is a single-family residence. Across the street to the west, is a vacant lot.

The blocks of Park Avenue to the north of the 300-block are currently designated Commercial Corridor and zoned for higher intensity land use than residential. The 400 block is entirely zoned Commercial Arterial, the 500 block is zone Commercial Arterial and Urban Center North, the 600 block is entirely zoned Urban Center North. These zones allow office uses, retail uses, hotels, and other higher street volume land uses.

The blocks of Park Avenue to the south of the 300-block are currently designated for both residential and higher intensity land uses. The 200-block is designated both Commercial Neighborhood and Residential Medium Density and zoned Commercial Neighborhood and Residential 10. The entire 100 block is designated Commercial Corridor and zoned Commercial Arterial. The Commercial Neighborhood zone allows small-scale office uses as an Administrative Conditional Use and small scale limited retail uses. The Residential 10 zone allows no office uses and retail limited to horticultural nurseries with a Hearing Examiner Conditional Use permit.

Comprehensive Plan and Zoning Alternatives

The **Residential Medium Density** Comprehensive Plan designation is intended to create the opportunity for neighborhoods that offer a variety of lot sizes, housing, and ownership options. Residential Medium Density neighborhoods should include a variety of unit types designed to incorporate features from both single-family developments, support cost-efficient housing, facilitate infill development, encourage use of transit service, and promote the efficient use of urban services and infrastructure. The designation is implemented by both the R-10 and R-14 zoning designations. The zoning

for the subject property is R-10. The uses allowed in the Residential 10 zone are primarily various forms of residential. There are no commercial uses that would be viable in an urban neighborhood permitted in the R-10 zone. The R-14 zoning designation does allow more intensive commercial and residential uses. However, the zone requires an area of at least 20 acres in order to be applied. The corridor of Park from the Urban Center - North area continuing south to its extent at Bronson does not meet this 20-acre requirement. The area is approximately 11.5 acres total in size.

The intent of the **Commercial Neighborhood** (CN) designation is to allow businesses that serve the needs of people living within the immediate area. The Commercial Neighborhood designation is implemented with Commercial Neighborhood zoning. Commercial Neighborhood areas do not typically have high volumes of pass-through traffic. Commercial Neighborhood allows uses that are small in scale and have limited volume of business. Typically, CN businesses are expected to generate low vehicular traffic and require a small amount of on-site parking. Examples of CN uses are eating and drinking establishments (excluding drive-through, fast food service); general, medical, and dental offices with size restrictions; retail; and on-site services. Allowed retail uses are flower/plant and floral supplies; mini-marts; craft products and craft supplies; gift shops; and specialty markets. On-site services are establishments primarily engaged in providing individual or professional services within the place of business, such as beauty and barber shops; retail laundry, including coin-operated; garment alterations and shoe repair; photography, photo studios, and photo processing; pet grooming; personal accountants; entertainment media rental or other indoor rental services; and repair of personal or household items. Excluded services include vehicle repair; real estate offices; fitness centers; adult retail sales; dry cleaning; service and social organizations; and off-site services. Residential development is allowed in Commercial Neighborhood, when it is on upper levels at a density of four units per structure with allowed Commercial Neighborhood use on the ground floor.

The intent of the **Commercial Corridor** Comprehensive Plan designation is to facilitate areas evolving from strip commercial linear business districts to business areas characterized by enhanced site planning incorporating efficient parking lot design, coordinated access, amenities, and boulevard treatment. Commercial Corridor areas may include designated districts including concentrations of specialized uses such as the Auto Mall, or features such as transit stops and a combination of businesses creating a focal point of pedestrian activity and visual interest.

The Commercial Corridor designation is implemented with Commercial Arterial zoning or the Commercial Office zone. The Commercial Arterial zone is characterized by concentrated pre-existing commercial activity, primarily in linear form, that provides necessary goods and services for daily living, accessible to near-by neighborhoods, serving a sub-regional market and accommodating large volumes of traffic. It is the intention of City objectives and policies that Commercial Corridor areas evolve from "strip commercial" linear business districts to business areas characterized by enhanced site planning incorporating efficient parking lot design, coordinated access, amenities, and boulevard treatment. The areas may also include features such as transit stops and a

combination of businesses creating a focal point of pedestrian activity and visual interest. Medium intensity to high levels of activity also characterize these areas. It is anticipated that over time these areas will increase over time as development of vacant space occurs, increased land values make redevelopment feasible, and land is more efficiently used. In these districts, provision of pedestrian amenities is encouraged, as are opportunities to link adjacent uses and neighborhoods. Commercial Arterial zones typically have high volumes of pass-through traffic. Commercial Arterial zoning allows uses that are large in scale and have large volumes of business and or provide significant employment. Typically, CA businesses are expected to generate vehicular traffic and require on-site parking. The residential development that is allowed in the CA zone is exclusively semi-attached or attached dwelling units. Residential must occur in a mixed-use commercial/residential building and is limited to 20 dwelling units per acre.

The Commercial Office zoning is intended to provide opportunities for large-scale office, commercial, retail, and multi-family projects developed through a master plan and site plan process incorporation of significant site amenities and/or gateway features. This land use is typically in transition from an industrial use to a more intensive land use. This designation is generally applied to sites that offer redevelopment opportunities on Lake Washington and/or the Cedar River. Residential uses are not allowed in this zone. Restaurants and retail use is limited to uses that are part of an office building, not to exceed 25 percent of that building, and are not freestanding.

The **Urban Center – North** Comprehensive Plan designation is intended to redevelop industrial land for new office, residential, and commercial uses at a sufficient scale. It is intended that the area will attract large-scale redevelopment greater than that in the Urban Center – Downtown, due to large areas of land available for redevelopment. In addition, new development is expected to include a wider group of uses including remaining industrial activities, new research and development facilities, laboratories, retail integrated into pedestrian-oriented shopping districts, and a range of urban-scale mixed use residential, office and commercial uses. The combined uses will generate significant tax income for the City and provide jobs to balance the capacity for the more than 5,000 additional households in the Urban Center. Development is expected to complement the Urban Center – downtown. UC-N policies will provide a blueprint for the transition of land over the next 30 years into this dynamic, urban mixed-use district. The Urban Center - North designation is implemented with Urban Center - North zoning. The area within the Urban Center – North is experiencing significant development with The Landing retail and residential development, Southport office development, the Bristol apartments, as well as, the potential development of the proposed King County Events Center.

There are also policies within the Comprehensive Plan regarding the residential area surrounding the Urban Center – North area that is south of North 6th Street. These policies assume that the Park Avenue corridor will continue to include residential use in the land use mix. The policies seek to provide a transition in the intensity of land use where areas are mapped Residential Single Family. The policies also seek to create boulevard standards for arterial streets connecting or running through adjacent

neighborhoods. It is intended that this residential area support a mix of activities within the Urban Center – North designation that supports populations in adjacent residential areas, as well as, new development within the re-development area. Examples of uses that serve the needs of existing populations include neighborhood-scale retail that addresses the day-to-day needs of residents, restaurants and coffeehouses, public facilities, and places of assembly such as parks and plazas.